# Industrial / Warehouse Units To Let



Units 1, 2 & 3, Kensington Road Vauxhall Industrial Estate

## Canterbury Kent CT1 1QZ

#### Location

Located North - East of Canterbury town centre just off of the A28. 1.3 miles to Sturry mainline railway station and 2.5 miles to Canterbury East railway station providing a frequent service to London and Ashford International.

### Description

Industrial / warehouse units benefiting from roller shutter access, 3 phase power, strip lighting and roof lights, kitchenette and W/C's Eaves Height: 10'2 Peak Height: 15'8. Parking: 6 spaces allocated to units 1&2 and 3 spaces allocated to unit 3.

Unit 1&2 3,539 sqft Unit 3 1,767 sqft

#### Terms

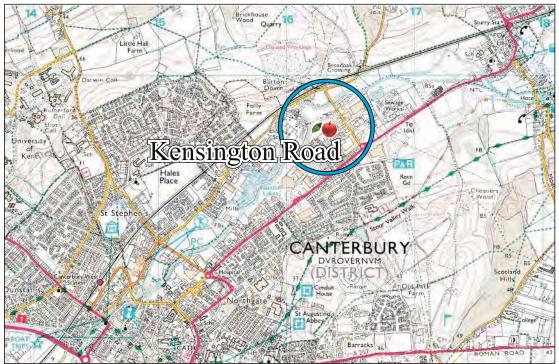
To let at (1&2) £21,000 (3) £11,500 pa plus VAT and service charge. Rates payable 2016/17: £11,800 and £6,090 (Rateable Values: £23,750 and £12,250)



1,770 - 5,300 sqft











David Marriott
David@CoreCommercial.co.uk
Neil Mason
Neil@CoreCommercial.co.uk
Stephen Smith
Stephen@CoreCommercial.co.uk

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.